

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐ no ☒

Property Name: St. Mary's Theater Inventory Number: SM-566
Address: 22740 Washington Street Historic district: ☐ yes ☒ no
City: Leonardtown Zip Code: 20650 County: Saint Marys
USGS Quadrangle(s): Leonardtown
Property Owner: KDJ, LLC Tax Account ID Number: 018016
Tax Map Parcel Number(s): 472 Tax Map Number: 133
Project: MD 5 Business within Leonardtown Town Limits Streetscape Agency: Maryland State Highway Administration
Agency Prepared By: Maryland State Highway Administration
Preparer's Name: Anne Bruder and Stacey Streett Date Prepared: 01/04/2006
Documentation is presented in: Maryland Inventory of Historic Properties Survey Form SM-566 and Project and Review Compliance Files
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Be visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Note: Please refer to the Maryland Inventory of Historic Properties (MIHP) Form SM-566 for specific information regarding the architecture and historic context.

The St. Mary's Theater has a construction date of circa 1956-1957. The building is located on the east side of Washington Street and faces west toward the town square. It is a one-story structure that was once the movie theater in Leonardtown. Since then, the building has been utilized as the C& P Office, the St. Mary's County Health Department, the St. Mary's County Department of Planning and Zoning office building and is currently operating as two businesses, a tanning parlor and a day spa. These various manifestations have resulted in changes to the original theater building, including the removal of the theater's marquee when an addition to the façade (west elevation) was made and offices were constructed on the interior. The exposed brick buttresses on the north and south elevations and the descending, stepped, flat roof, a character-defining feature of the original function of the building as a movie theater, are still intact. The movie theater section of the building has exposed brick walls on the east and west elevations and smooth, cement stuccoed walls between the buttresses on the north and south elevations. The east elevation contains a shed-roof porch over entrance doors.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
MHT Comments:

Jim Stalder ✓
Reviewer, Office of Preservation Services

[Signature]
Reviewer, National Register Program

3/23/06

Date

3/27/06

Date

200600560

SM-566

St. Mary's Theater

Page 2

The addition to the façade is three bays wide and one room deep and is topped by a mansard roof with a flared eave overhang on the front (west side of the roof) and part of the north and south sides. The overhang is wide and provides shade to the façade. The roof is covered in asphalt shingles. The main entrance is centered on the façade; it is a paneled storm door topped by a broken pediment. The door is flanked by multi-sash projecting bay windows with shutters.

The building is bordered by a parking lot on the north and east, Washington Street on the west, and adjacent to St. Paul's Church (SM-274) on the south. The historic boundary for the St. Mary's Theater is confined to St. Mary's County Tax parcel 472 on tax map 133.

History

The St. Mary's Theater was constructed between 1956 and 1957 to house a movie theater. However, the building has been reused multiple times for other enterprises and no longer functions as a theater. The remnants of the original theater building heralds Leonardtown's once-thriving social and cultural center before the decades of the 1960s and 1970s.

Significance

Based on the information in the 1997 MIHP Form and SHA's field visit, the St. Mary's Theater is not eligible for the National Register of Historic Places (NRHP) under Criterion C (architecture). Although the St. Mary's Theater is an example of post-World War II infill construction, the building is now used as a commercial office building. The severe alterations identified above have caused a loss of integrity of design, materials, workmanship, feeling and association. Research conducted did not identify events or persons of local, state or national importance and the St. Mary's Theater is not eligible for inclusion in the NRHP under Criteria A or B. Criterion D was not investigated as part of the historic standing structures study.

MARYLAND HISTORICAL TRUST REVIEW

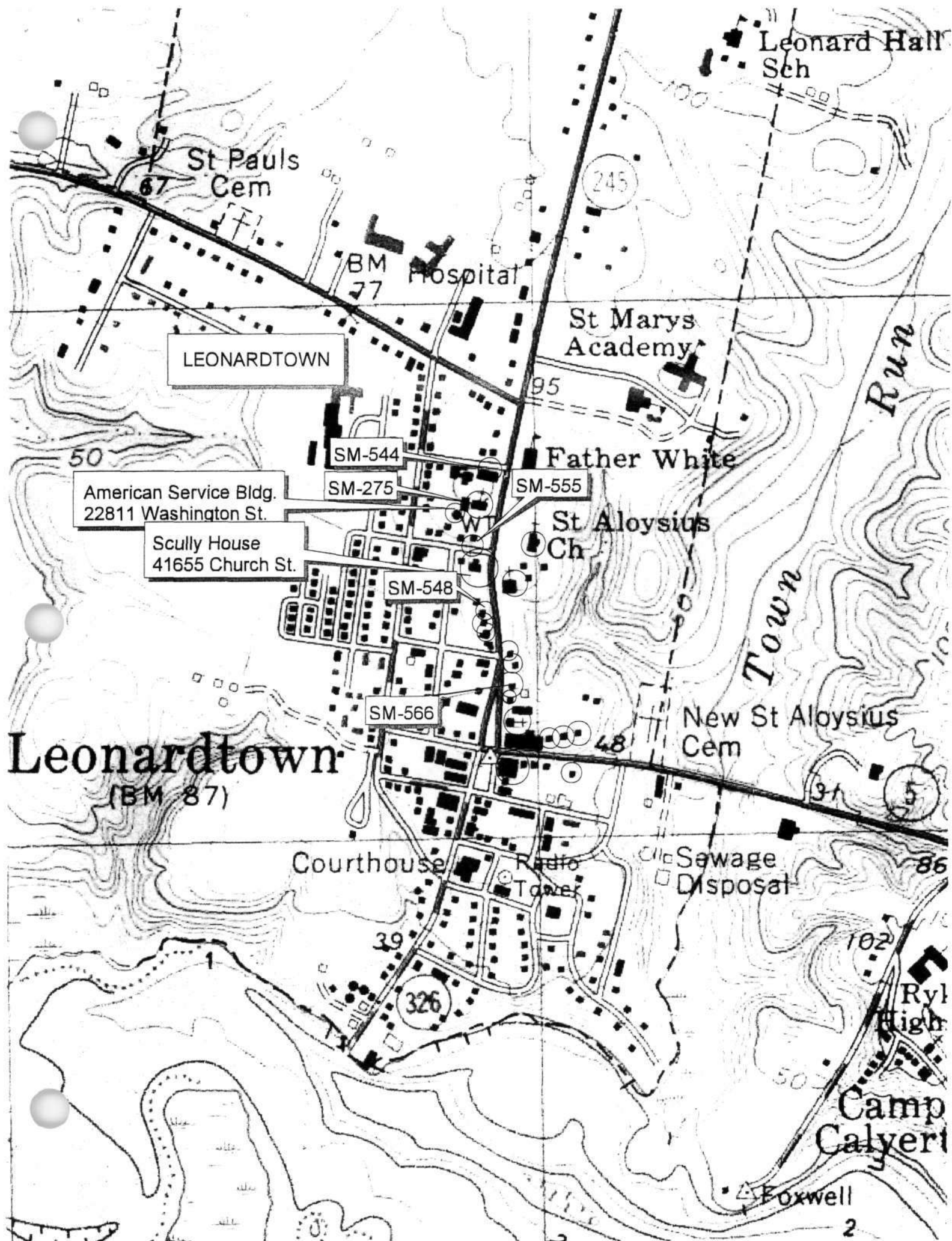
Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date





SM-566

St. Mary's Theatre

St. Marys Co., MD

7/12/65

BRUNER

MD SAFE

LOOKING EAST AND WEST (MAIN) AND
DOWN FACADES

DOOR FACADE

 $\frac{1}{2}$

Capsule Summary
SM-566
St. Mary's Theater
Leonardtown
Private

c. 1956-57

The St. Mary's Theater is a one story structure located on the east side of Washington Street. Constructed in 1956-1957, the building was initially used as a movie theater but has also served as the C & P Office, the St. Mary's County Health Department, and finally the Department of Planning and Zoning building. Because of these multiple change in uses several changes to the building have obscured its original function. The theater's marquee, for instance, was removed when an addition to the front of the building was made and the interior has been divided into office space. The structure retains, however, its exposed brick buttresses on the building's north and south sides as well as the descending roof level of the building's rear section that help to identify it as an old movie theater. While significantly altered, the St. Mary's Theater provides stark testimony to Leonardtown's demise as the county's social/cultural center by the 1960s and 1970s.

SM-566, St. Mary's Theater
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Modern Period, 1930-present
Historic Period Theme:	Architecture Commerce

Resource Type

Category:	Building
Historic Environment:	Town
Historic Function and Use:	Theater, Office
Known Design Source:	None

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-566

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic St. Mary's Theater

and/or common

2. Location

street & number 22740 Washington Street ☐ not for publication

city, town Leonardtown ☐ vicinity of congressional district 3

state Maryland county St. Mary's TM 133, P 472

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Robert Leonard and Susan L. Miedzinski

street & number Box 348 telephone no.: (301) 475-5808

city, town Leonardtown state and zip code Maryland 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 750

street & number folio 370

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. SM-566

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing resource count: 1

The St. Mary's Theater, constructed in 1956-1957, is located on the east side of Washington Street in the town square of Leonardtown, St. Mary's County, Maryland. Situated on a northeast sloping, 0.34 acre lot, the structure is situated on a short setback and flanked on the north and east by a parking lot, the south by a driveway, and the west by Washington Street.

The one story, three bay, stucco covered structure is divided into two discrete sections. The front section exhibits a flat roof. The rear section, in order to accommodate the movie facilities, projects well above the front section. The rear section, while also having a flat roof, gradually steps down towards the east.

The front or west elevation consists of three bays—a centrally located door with a broken pediment door surround flanked on either side by an eighteen light bay window with each window decorated with a pair of nonfunctional louvered shutters. A flared mansard roof, the wraps around the north and south sides, shades the front three bays and hides the flat roof of the front section. The rear section projects above the front section and exhibits a whitewashed brick wall pierced by a covered window or opening.

The north elevation is not pierced by any doors or windows. A vertical crack suggests that the front section of the theater was added at a later date. The original setback of the building, therefore, would have roughly been parallel to the neighboring St. Paul's Church (SM-274) and the Wesley Chapel (SM-530). The walls of the rear section are supported by vertical brick buttresses.

The east elevation features a single metal door and a set of french doors. Both of these doors are approached via a concrete porch with a shed roof. A wood railing encloses the porch.

The south elevation is very similar to the north elevation. A metal fire door pierces the center of the building and the walls are supported by brick buttresses.

The interior is presently divided into office space and houses the St. Mary's County Department of Planning and Zoning.

8. Significance

Survey No. SM-566

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The St. Mary's Theater is a one story structure located on the east side of Washington Street. Constructed in 1956-1957, the building was initially used as a movie theater but has also served as the C & P Office building, the Health Department office, and finally the Department of Planning and Zoning building. Because of these changing uses several changes to the building have obscured its original function. The theater's marquee, for instance, was removed when an addition to the front of the building was made and the interior has been divided into office space. Significant architectural elements of the building include the exposed brick buttresses on the building's north and south sides as well as the descending roof level of the building's rear section. While significantly altered, the St. Mary's Theater provides stark testimony to Leonardtown's demise as the county's social/cultural center by the 1960s and 1970s.

9. Major Bibliographical References

Survey No. SM-566

Interview, Shirley Hayden, March 1997.
Interview, Fayreene Mattingly, March 1997.

10. Geographical Data

Acreage of nominated property .34 acres

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning

date April 1997

street & number 22740 Washington Street

telephone (301) 475-4662

city or town Leonardtown

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

SM-566, St. Mary's Theater
St. Mary's County
8.1 Significance

Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Deed Reference: Liber EWA 750, Folio 370

Grantee: Robert Leonard and Susan C. and James Francis Miedzinski

Grantor: Robert Leonard Miedzinski, et al

Date: February 10, 1993

Notes: The property is listed as containing .34 acres and called the "C & P telephone" building.

Deed Reference: Liber 131, Folio 442

Grantee: Robert Leonard and Mary Lillian Miedzinski

Grantor: Robert Leonard and Mary Lillian Miedzinski, et al

Date: October 6, 1982

Notes: The property is listed as containing .34 acres and called the "St Mary's Theatre Lot" and the "C & P Telephone lot." The deed also notes that George W. Joy, Jr. surveyed the property, but the survey could not be found.

Deed Reference: Liber CBG 68, Folio 378

Grantee: Robert Leonard and Mary Lillian Miedzinski

Grantor: Jack and Goluem K. Fruchtman, et ux

Date: April 10, 1957

Deed Reference: Liber CBG 63, Folio 61

Grantee: Robert Leonard and Mary Lillian Miedzinski

Grantor: Kenneth B. and Loraine H. Duke

Date: May 21, 1956

Notes: The property consists of .34 acres and is described as the "St. Mary's Theatre Lot."

Deed Reference: Liber CBG 49, Folio 322

Grantee: Kenneth B. and Loraine H. Duke

Grantor: Mary R. Fowler

Date: January 1, 1954



LEONARDTOWN, MD.

SW/4 LEONARDTOWN 15' QUADRANGLE

38076-C6-TB-024

ROAD CLASSIFICATION

1963

Heavy-duty

Medium-duty

BATHYMETRY ADDED 1982

PHOTOREVISED 1984

DMA 5660 I SW-SERIES V833

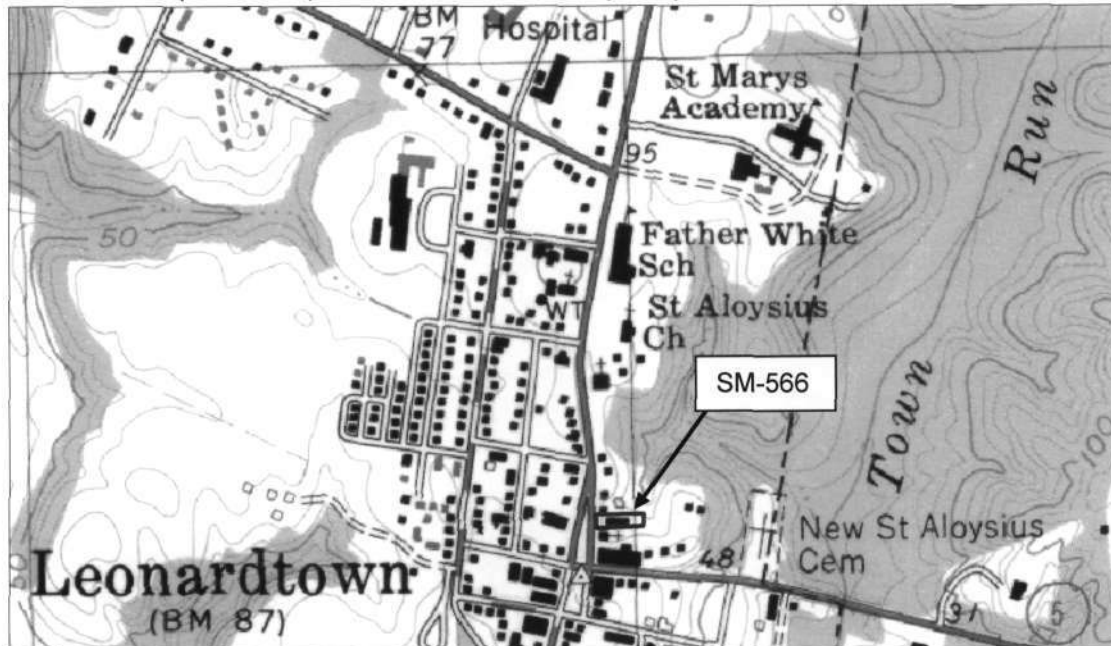


SM-566

St. Mary's Theater

22740 Washington Street (MD 5), Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,
c. 2007-08

Tax Map 133, P. 472





SM-566

St. Mary's Theater

St. Mary's County

Kirk Ranzetta

Jan /97

Md SHPO

W + S elevations

1 of 1